Clay County, Missouri
Land Survey Document

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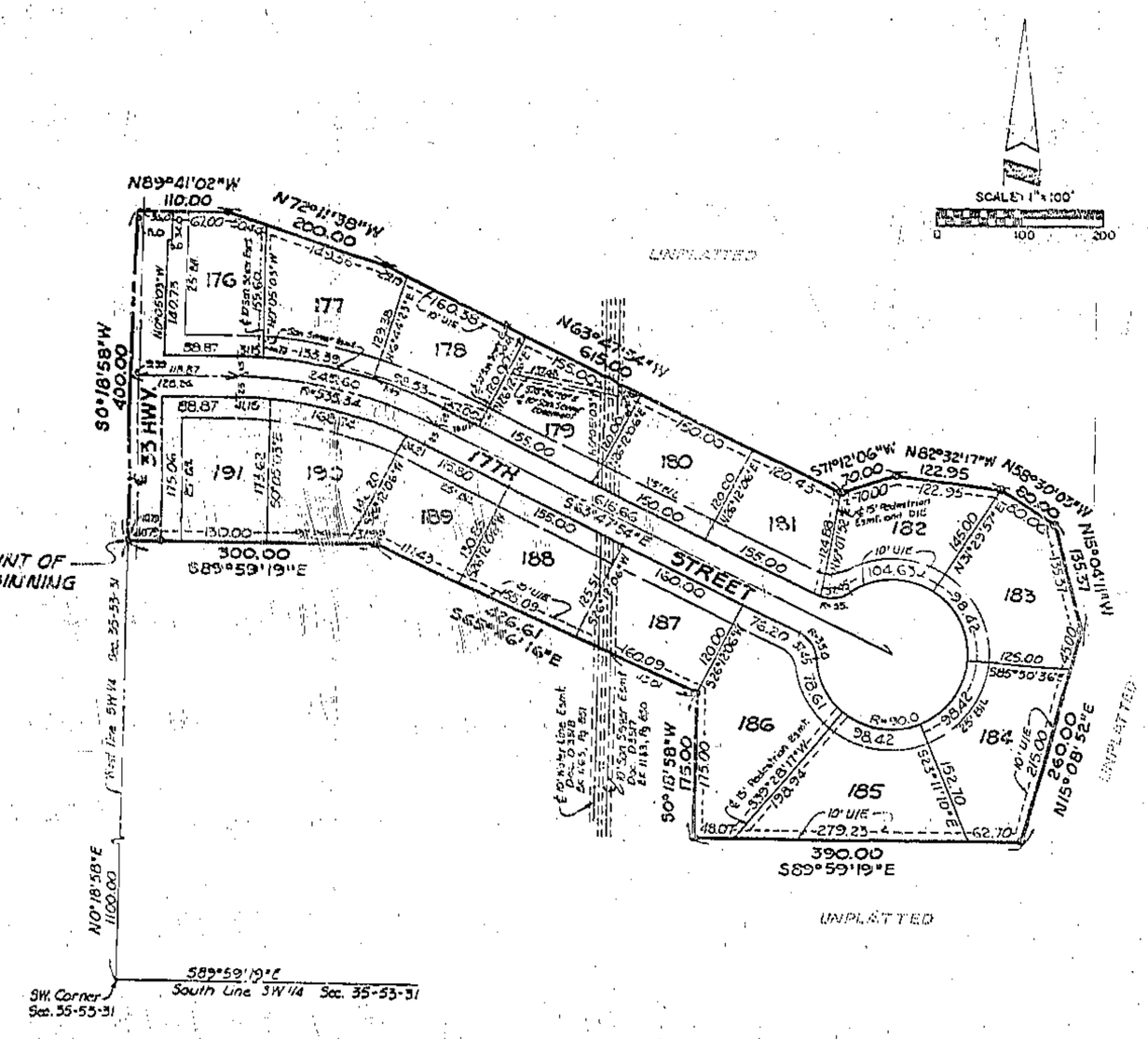
F 33296

APR 30 1986

I Certify that Recorded
Filed for Record this 30 day of April
in Book 21 page 61
Recorder of Deeds
By Mary Manuel

SOUTHBROOK 11TH PLAT



NOTE: o denotes Monument set.

DESCRIPTION: This is a subdivision of all that part of the Southwest Quarter of Section 35, Township 53 North, Range 31 West in the City of Kearney, Clay County, Missouri, described as follows: Beginning at a point on the West line of the Southwest Quarter of said Section 35, said point being North 0 degrees 18 minutes 58 seconds East (This bearing and all others are based upon previous bearings in plat of SOUTHBROOK), a distance of 1100.00 feet from the Southwest corner of said Section 35; thence South 89 degrees 59 minutes 19 seconds East and parallel with the South line of the Southwest Quarter of said Section 35, a distance of 300.00 feet; thence South 65 degrees 46 minutes 16 seconds East, a distance of 326.61 feet; thence South 0 degrees 18 minutes 58 seconds West and parallel with the West line of the Southwest Quarter of said Section 35, a distance of 175.00 feet; thence South 89 degrees 59 minutes 19 seconds East and parallel with the South line of the Southwest Quarter of said Section 35, a distance of 390.00 feet; thence North 19 degrees 08 minutes 52 seconds East, a distance of 260.00 feet; thence North 15 degrees 04 minutes 11 seconds West, a distance of 435.37 feet; thence North 58 degrees 30 minutes 03 seconds West, a distance of 70.00 feet; thence North 82 degrees 32 minutes 17 seconds West, a distance of 122.95 feet; thence South 71 degrees 12 minutes 06 seconds West, a distance of 70.00 feet; thence North 63 degrees 47 minutes 54 seconds West, a distance of 615.00 feet; thence North 72 degrees 11 minutes 38 seconds West, a distance of 200.00 feet; thence North 89 degrees 41 minutes 02 seconds West, a distance of 110.00 feet to a point on the West line of the Southwest Quarter of said Section 35; thence South 0 degrees 18 minutes 58 seconds West along the West line of the Southwest Quarter of said Section 35, a distance of 400.00 feet to the Point of Beginning.
The above described tract of land contains 3.059 acres more or less.

DEDICATION: The undersigned proprietors of the real estate described hereon have caused the same to be subdivided in the manner as shown on this plat and hereafter be known as "SOUTHBROOK 11th PLAT". It shall be sufficient description of the lots on this plat and of each of them, to designate the same by numbers which appear in the center of said lots followed by the words "SOUTHBROOK 11th PLAT".

UTILITY EASEMENTS: Shown on this plat are granted for use by properly authorized Public Utility Companies.

STREETS: The streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the street line.

The lots shown on this plat shall be subject to the restrictions and covenants recorded in Book 1100 at Page 41 as Document No. C 73130 and Book 1132 at Page 339 as Document No. C 08792 in the Recorder of Deeds Office in Clay County, Missouri.

IN TESTIMONY WHEREOF: SOUTHBROOK PROPERTIES, a partnership, James G. Trimble and Ruth G. Trimble being all the partners thereof.

SOUTHBROOK PROPERTIES

James G. Trimble

Ruth G. Trimble

STATE OF MISSOURI
COUNTY OF CLAY

On this 30 day of April, 1986, before me appeared the above persons to me personally known who being by me duly sworn did say that they are the same persons who executed the foregoing instrument of writing and acknowledged the execution of the same to be their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office the day and year last written above.

My Commission Expires: Notary Public, State of Missouri
Clay County, Missouri
My Commission Expires Oct. 20, 1989

Notary Public

This is to certify that the foregoing plat has been approved and the streets and easements shown hereon are accepted by Ordinance No. 444-86 of the City of Kearney, Missouri.

Witness the hand of the undersigned Mayor and City Clerk and the seal of said City this 18th day of February, 1986.

Mayor

City Clerk

I hereby certify that the plat of SOUTHBROOK 11th PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: Nov 20th 1986

Harold L. Rutherford, LS-294

AYLETT, RUTHERFORD & EUTSLER
SURVEYING, INC.
7920 N. GRAND
GLADSTONE, MISSOURI 64118
(816) 436-0732

6/21/86 9:01
Plat
Book 21